

006.0

0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

923,100 / 923,100

USE VALUE:

923,100 / 923,100

ASSESSED:

923,100 / 923,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
31-33		ORVIS RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KELLY JOSEPH P & SARAH E	
Owner 2:	
Owner 3:	

Street 1: 31 ORVIS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: KELLY JOSEPH P &amp; SARAH E -

Owner 2: LIFE ESTATE -

Street 1: 31 ORVIS RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,733 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 2951 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4733		Sq. Ft.	Site		0	80.	1.19	1									449,593						449,600	

Legal Description								User Acct
								5620
								GIS Ref
								GIS Ref
								Insp Date
								12/07/17

 Total Card / Total Parcel  
 923,100 / 923,100  
 923,100 / 923,100  
 923,100 / 923,100

!593!	
PRINT	
Date 12/10/20	
Time 16:21:04	
LAST REV	
Date 02/27/20	
Time 13:05:10	
mmcmakin	
593	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY JOSEPH P	74025-103	1	1/23/2020	Convenience		1	No	No	
KELLY JOSEPH &	69131-505		4/12/2017	Convenience		1	No	No	
	13694-367		1/1/1901	Family		No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/10/2012	1011	Re-Roof	6,600						12/7/2017	Inspected	BS	Barbara S											
8/25/2006	715	Manual	1,000					replace 2nd fl por	11/3/2017	MEAS&NOTICE	HS	Hanne S											
									3/31/2009	Meas/Inspect	345	PATRIOT											
									10/27/1999	Inspected	267	PATRIOT											
									9/22/1999	Mailer Sent													
									9/22/1999	Measured	263	PATRIOT											
									8/24/1993		KT												

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																							
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	2	Rating: Average	A Bath:	Rating:									OSP	OFFP	(70)	5-----14	12																	
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									25																					
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																														
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID												UAT	SFL	(1248)																	
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1									SFL	FFL	BMT	(25)	4	4															
Color: BROWN	View / Desir:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O									UAT	SFL	FFL	BMT	48																	
<b>GENERAL INFORMATION</b>				Fpl:	Rating:									Upper																					
Grade: C - Average	Year Blt: 1910	Eff Yr Blt:	WSFlue:	Rating:									Lvl 2																						
Alt LUC:	Alt %:	CONDO INFORMATION												Lvl 1																					
Jurisdct:	Fact: .	DEPRECIATION												Lower																					
Const Mod:	CALC SUMMARY												Totals	RMS: 13	BRs: 5	Baths: 2	HB																		
Lump Sum Adj:	COMPARABLE SALES												Exterior:	No Unit	RMS	BRs	FL	RES BREAKDOWN	SUB AREA				SUB AREA DETAIL												
<b>INTERIOR INFORMATION</b>				Functional:	Rating:									Interior:	1	5	2	1																	
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Economic:	Special:	Override:	Total: 31	%									Additions:	1	8	3	M																
Sec Int Wall: 8 - Plyw Panel 15%	Partition: T - Typical	CALC SUMMARY												Kitchen:																					
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet 25%	COMPARABLE SALES												Baths:																					
Bsmnt Flr: 12 - Concrete	Subfloor:	Const Adj.: 0.98152602	Adj \$ / SQ: 175.177	Other Features: 101500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor:	Before Depr:	175.18	Special Features: 0	Val/Su Net: 100.69	Final Total: 468000	Val/Su SzAd: 178.22	SUB AREA				SUB AREA DETAIL													
Bsmnt Gar:	Electric: 3 - Typical	Adj Total: 678290	Depreciation: 210270	Depreciated Total: 468020	CALC SUMMARY												Net Sketched Area: 4,648	Total: 576,789																	
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	# Heat Sys: 2	% Heated: 100	% AC:	Solar HW: NO	% Com Wall:	% Sprinkled:	COMPARABLE SALES												Size Ad	2626	Gross Are	5623	FinArea	2951								
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID												IMAGE				AssessPro Patriot Properties, Inc										
<b>SPEC FEATURES/YARD ITEMS</b>																PARCEL ID																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																		
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100		5,100																		
19	Patio	D	Y	1	8X10	A	AV	1998	6.00	T	16.8	104			400		400																		
More: N	Total Yard Items:	5,500	Total Special Features:													Total:	5,500																		